



**#PLN-2022-00165**  
**800 Reiland Drive – Rezoning, PUD, SUP**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	October 5, 2022
<b><u>Request:</u></b>	<ol style="list-style-type: none"><li>1. Rezoning from E – Estate zoning district to B-2 General Commercial zoning district</li><li>2. Preliminary and Final Planned Unit Development to allow two principal structures on a single zoning lot</li><li>3. Special Use Permit to allow the continued land use as a truck dealer and repair, which is considered major automotive repair and ancillary outside storage of vehicles</li></ol>
<b><u>Location:</u></b>	800 Reiland Drive
<b><u>Acreage:</u></b>	Approximately 4.22 acres (6 parcels)
<b><u>Zoning:</u></b>	E Estate
<b><u>Surrounding Properties:</u></b>	North: RE Residential Estate South: B-2 General Commercial and O Office East: B-2 General Commercial West: R-2 PUD Single-Family Residential
<b><u>Staff Contact:</u></b>	Katie Rivard (815.356.3612)

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**Background:**

- **Existing Use:** The subject property is currently GPM Truck Center, which sells models of trucks such as garbage trucks, vacuum and jetter trucks. GPM also provides the truck parts and equipment and repair.
- GPM Truck Center is located at the terminus of Reiland Drive, west of Route 31 and north of Route 176. It consists of six parcels with two principal structures.
- **Previous Approvals:**
  - The subject property was annexed in 2017. Per the annexation agreement, GPM Truck Center was allowed to continue its use at the subject property as a legal non-conforming land use until such time the property is redeveloped.

- In 2018, City Council approved the vacation of a portion of Reiland Drive for the benefit of GPM Truck Center.

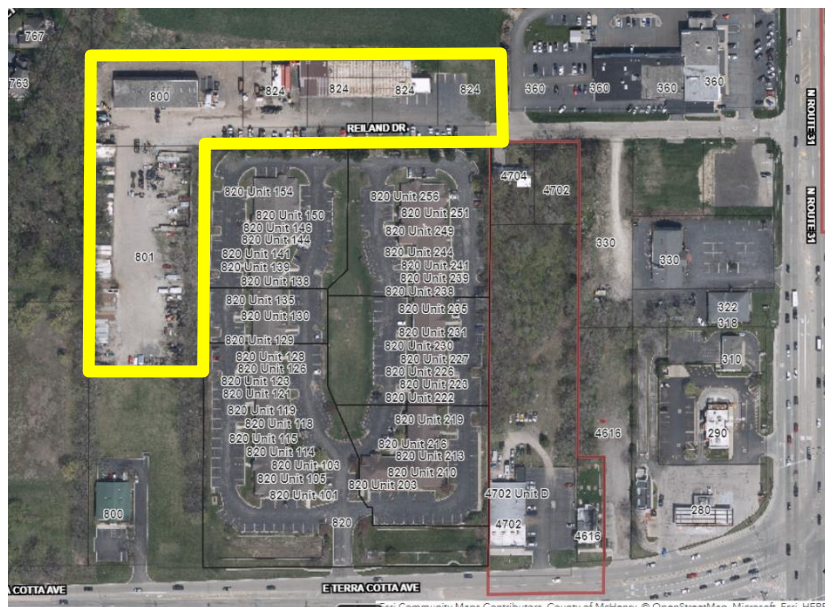
**Development Analysis:**

**LAND USE/ZONING**

- **Request:** The petitioners would like to obtain a Rezoning to B-2 PUD General Commercial, Special Use Permit to allow GPM’s continued use as it currently exists and a Preliminary and Final PUD to allow multiple buildings on the property.
  - Rezoning from E – Estate zoning district to B-2 PUD General Commercial zoning district
  - Preliminary and Final Planned Unit Development to allow two principal structures on a single zoning lot
  - Special Use Permit to allow the continued land use as a truck dealer and repair, which is considered major automotive repair and ancillary outside storage of vehicles
- **Land Use:** The current Comprehensive Plan land use designation is Office. Office is the appropriate land use classification for the area. If the property were to redevelop in the future a transitional use is desired to buffer the residential to the west from the commercial to the east.
- **Zoning:** The site is zoned E Estate. Properties are zoned E Estate upon annexation.

**SITE**

- The subject property includes six parcels with two principle structures, associated parking areas and outdoor storage of vehicles and other items.



- The Unified Development Ordinance allows one principle structure on a zoning lot before a Planned Unit Development is required.
- The B-2 General Commercial zoning district is an appropriate zoning district for the subject property given the surrounding zoning districts and existing uses. The B-2 zoning district allows major automotive repair as a Special Use Permit, and automobile dealers and outdoor storage as a Limited Use Permit.

**Findings of Fact:**

**REZONING**

- The property is currently zoned E Estate.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial zoning criteria are:
  - ✓ General: This district is the City’s primary commercial district. It accommodates highway service uses and community or regional commercial, office, and service uses.
  - ✓ Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
  - ✓ Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

- (a) The existing uses and zoning of nearby property.  
 *Meets*                       *Does not meet*
- (b) The extent to which property values are diminished by a particular zoning classification or restriction.  
 *Meets*                       *Does not meet*
- (c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.  
 *Meets*                       *Does not meet*
- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.  
 *Meets*                       *Does not meet*
- (e) The suitability of the subject property for its zoned purposes.  
 *Meets*                       *Does not meet*

- (f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.  
 *Meets*                       *Does not meet*
- (g) The Comprehensive Plan designation and the current applicability of that designation.  
 *Meets*                       *Does not meet*
- (h) The evidence or lack of evidence, of community need for the use proposed.  
 *Meets*                       *Does not meet*

**PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT**

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow two principal structures on a single zoning lot. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

- 1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*                       *Does not meet*
- 2. The use will not be detrimental to area property values.  
 *Meets*                       *Does not meet*
- 3. The use will comply with the zoning districts regulations.  
 *Meets*                       *Does not meet*
- 4. The use will not negatively impact traffic circulation.  
 *Meets*                       *Does not meet*
- 5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*                       *Does not meet*
- 6. The use will not negatively impact the environment or be unsightly.  
 *Meets*                       *Does not meet*
- 7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*                       *Does not meet*
- 8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*                       *Does not meet*
- 9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*                       *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*                       *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.  
 *Meets*                       *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.  
 *Meets*                       *Does not meet*
3. PUDs must provide transitional uses to blend with adjacent development.  
 *Meets*                       *Does not meet*
4. PUD phases must be logically sequenced.  
 *Meets*                       *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.  
 *Meets*                       *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.  
 *Meets*                       *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.  
 *Meets*                       *Does not meet*
8. Any private infrastructure shall comply with the city standards.  
 *Meets*                       *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.  
 *Meets*                       *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.  
 *Meets*                       *Does not meet*

**SPECIAL USE PERMIT**

The petitioner has requested a Special Use Permit to allow the continued land use as a truck dealer and repair, which is considered major automotive repair and ancillary outside storage of vehicles. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.  
 *Meets*                       *Does not meet*

2. The use will not be detrimental to area property values.  
 *Meets*                       *Does not meet*
3. The use will comply with the zoning districts regulations.  
 *Meets*                       *Does not meet*
4. The use will not negatively impact traffic circulation.  
 *Meets*                       *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.  
 *Meets*                       *Does not meet*
6. The use will not negatively impact the environment or be unsightly.  
 *Meets*                       *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.  
 *Meets*                       *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.  
 *Meets*                       *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.  
 *Meets*                       *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.  
 *Meets*                       *Does not meet*

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

Land Use: Office

The Comprehensive Plan designates the subject property as Office. The goal of an Office designation is as follows:

**Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.**

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

**Supporting Action:** Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Reiland Investment, LLC, dated 06/07/2022, received 11/10/2021)
  - B. Site Plan (County of McHenry 2022, received 02/25/2022)
  - C. Plat of Annexation (City of Crystal Lake, dated 07/18/2016)
2. Site conditions that are non-conforming such as gravel parking area can be maintained, but not expanded. The removal and replacement will require improvements to comply with the UDO.
3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

PIQ Map  
800 Reiland Drive





# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: GPM Truck Center

## Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input checked="" type="checkbox"/> Rezoning             |
| <input checked="" type="checkbox"/> Final PUD         | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

## Petitioner Information

Name: Reiland Investments LLC

Address: 800 Reiland Drive

Crystal Lake, Illinois 60012

Phone: (847) 344-7470

Fax: \_\_\_\_\_

E-mail: vcexpress3@sbcglobal.net

## Owner Information (if different)

Name: Reiland Investments LLC

Address: 800 Reiland Drive

Crystal Lake, Illinois 60012

Phone: (847) 344-7470

Fax: \_\_\_\_\_

E-mail: vcexpress3@sbcglobal.net

## Property Information

**Project Description:** The property consists of 6 parcels located on Reiland Drive which property was annexed to the City pursuant to an Annexation Agreement dated December 5, 2017 and at which time of annexation was zoned E-Estate District but allowing the existing tenant (GPM Truck Center Inc.) to continue to use the property for all of its uses as a legal non-conforming land use, i.e., truck dealer, truck repair, outside storage of vehicles, offices, etc. The Owner desires to obtain B-2 PUD zoning to allow the continued uses as currently existing. The PUD is required to allow multiple buildings on the property.

**Project Address/Location:** 800 Reiland Drive, Crystal Lake, Illinois 60012

**PIN Number(s):** 14-34-177-018; 14-34-176-002; 14-34-176-013; 14-34-176-014; 14-34-176-015; and 14-34-176-016.

**Development Team**

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C. 40 Brink Street, Crystal Lake, IL 60014  
(815) 459-8800; msaladin@zcvlaw.com

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: \_\_\_\_\_

Other: N/A

**Signatures**

\_\_\_\_\_  
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Reiland Investments LLC  
By: [Signature] Date 6/7/23  
OWNER: Print and Sign name Its Manager Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF  
THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF  
Reiland Investments LLC

LEGAL NOTICE

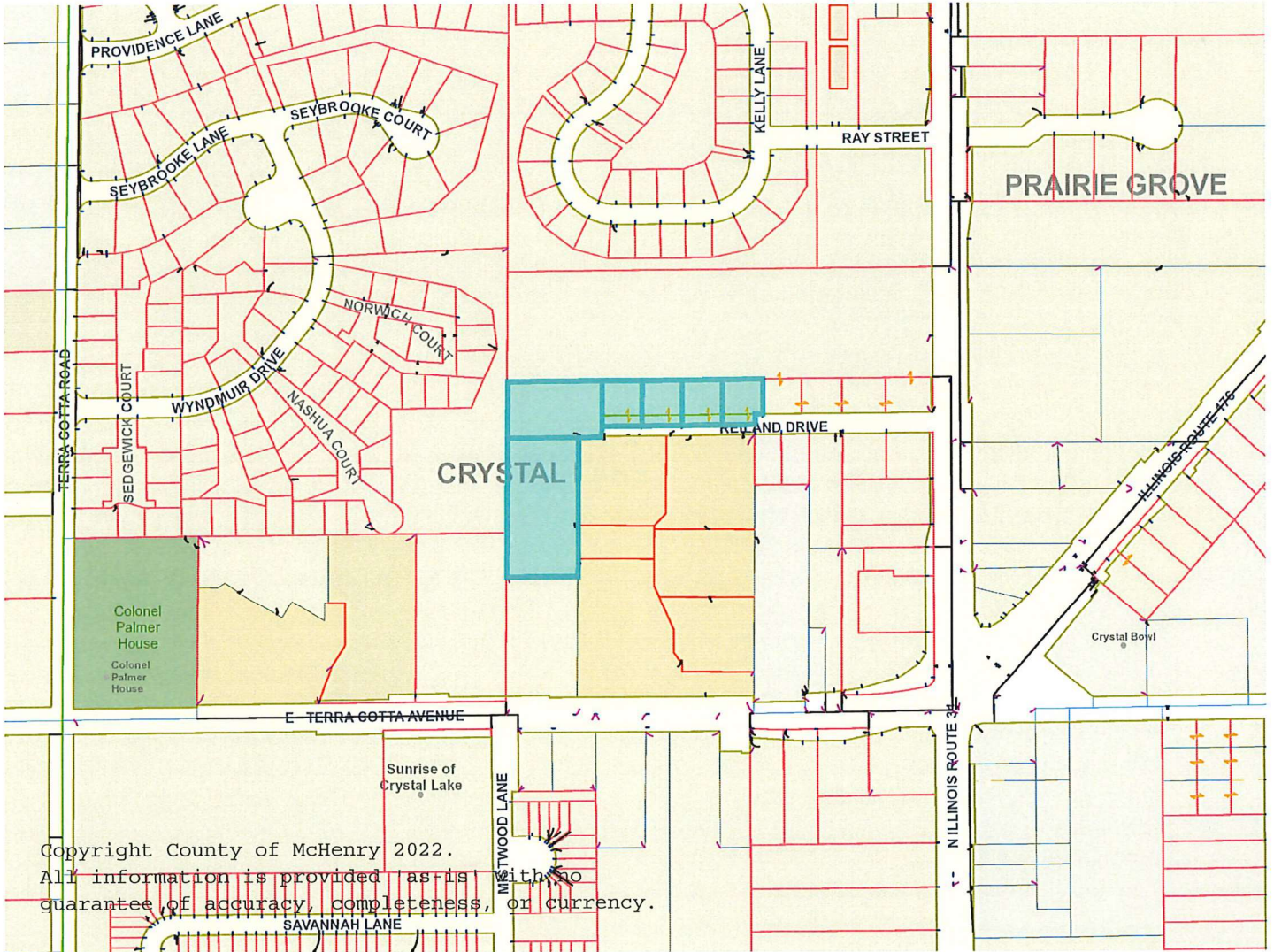
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Reiland Investments LLC for approval of a Rezoning, Preliminary and Final Planned Development and a Special Use Permit at the following real estate known as 800 Reiland Drive, Crystal Lake, Illinois 60014, PIN: 14-34-177-018, 14-34-176-002, 14-34-176-003, 14-34-176-004, 14-34-176-005, and 14-34-176-006.

This application is filed for the purposes of seeking a Rezoning from E - Estate zoning district to B-2 General Commercial zoning district, a Preliminary and Final Planned Development, pursuant to Article 4-500 of the UDO, to allow two principal structures on a single zoning lot, for the above described property, and a Special Use Permit to allow the continued land use as a truck dealer and truck repair, which is considered major automotive repair and ancillary outside storage of vehicles, as well as any other variations as necessary to allow the continued use of the property, pursuant to Article 2, Article 3, Article 4 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, September 21, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman  
Chairperson Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald on September 2, 2022)



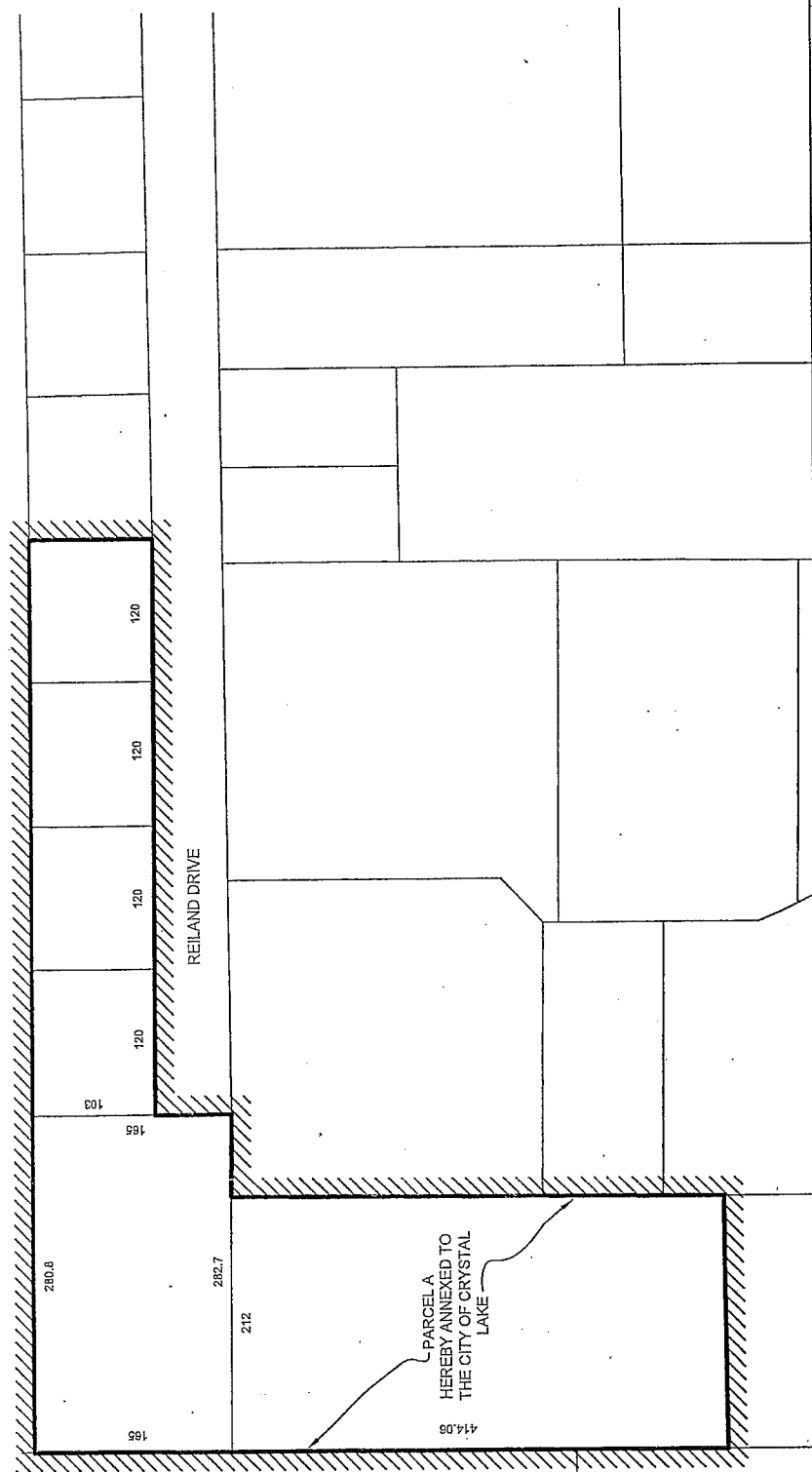
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ORD# 7411  
FILE# 115

EXHIBIT 18B

PLAT OF ANNEXATION

PARCEL A: PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SAID ELMWOOD HEIGHTS SUBDIVISION AND EXTENDING WESTERLY 280.8 FEET TO THE WEST LINE OF THE EASTERN HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY ALONG SAID SECTION LINE A DISTANCE OF 165.0 FEET; THENCE EASTERLY A DISTANCE OF 282.7 FEET; THENCE NORTHERLY AND ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 165.0 FEET TO THE PLACE OF BEGINNING IN MCHENRY COUNTY, ILLINOIS.  
 ALSO LOTS 1, 2 AND 3 OF ELMWOOD HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 12, 1957 AS DOCUMENT NO. 332585 AND RECORDED IN BOOK 13 OF PLATS, PAGE 48, IN MCHENRY COUNTY, ILLINOIS.  
 ALSO LOT 4 OF ELMWOOD HEIGHTS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 12, 1957 AS DOCUMENT NO. 332585 AND RECORDED IN BOOK 13 OF PLATS, PAGE 48, IN MCHENRY COUNTY, ILLINOIS.  
 ALSO THE WEST 212 FEET OF THE SOUTH 825 FEET (EXCEPTING THE SOUTH 410.94 FEET) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.  
 PROPERTY INDEX NUMBER(S) (PIN) : 14-34-177-018, 14-34-176-002, 14-34-176-003, 14-34-176-004, 14-34-176-005, 14-34-176-006



50' 100' 200'  
 REGISTERED PROFESSIONAL SURVEYOR  
 APPROVED: ABIGAIL LYNN  
 WILGREEN 062.060516  
 (REGISTERED PROFESSIONAL SURVEYOR)  
 DATED: November 28, 2017

**LEGEND**  
 BOUNDARY LINE  
 (HEAVY SOLID LINE)  
 PARCEL LINE  
 (SOLID LINE)  
 SUBDIVISION OF CRYSTAL LAKE  
 CORPORATE LIMITS  
 (SOLID LINE)

PREPARED BY:  
 City of Crystal Lake  
 Community Development  
 100 West Woodstock St  
 Crystal Lake, Illinois 60014  
 DRAWN BY: DD  
 CHECKED BY: KC  
 COMPLETION DATE: 07/18/16

City of  
**Crystal Lake**  
 ILLINOIS  
 SHEET 1 OF 1